LAW OFFICES OF

LATHAN, FAYSSOUX, SUINI & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORICAGE OF REAL ESTATE

AHOURT FINANCED

\$5,000,00 4 14 PH '81

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

LATHAN, FAYSSOUX, SUINI & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

OR 15

\$1,000,00 4 14 PH '81

COUNTY OF GREENVILLE

DONN'S R.H.C TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald L. Miller and Sandra H. Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Ten thousand sixty nine and 92/100----
Dollars (\$ 10,069.92) due and payable

according to the terms thereof, said note being incorporated herein by reference

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (33.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagore, the Mortgagore's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot 40 on a plat entitled "Southwood Acres", recorded in the RMC Office for Greenville County in Plat Book 000 at pages 74 and 75, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the north side of Southwood Drive, joint corner of Lots 39 and 40, and running thence N. 25-46 W. 357.4 feet to the center of a branch; thence with said branch as the line, the traverse of which is S. 74-14 W. 155 feet; thence S. 25-29 E. 372.6 feet to Southwood Drive; thence along said drive, N. 65-23 E. 100 feet; thence continuing with said drive, N. 74-16 E. 55.4 feet to the beginning point.

This is the same property conveyed to the mortgagors by deed of James H. Coble recorded in the RHC Office for Greenville County in Deed Book $\underline{1145}$ at page $\underline{890}$ on April 6, 1981.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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